

Maine State Library

Digital Maine

General Services Documents

Administrative and Financial Services

11-24-1982

State of Maine Multi-use Storage Building; Augusta, Maine

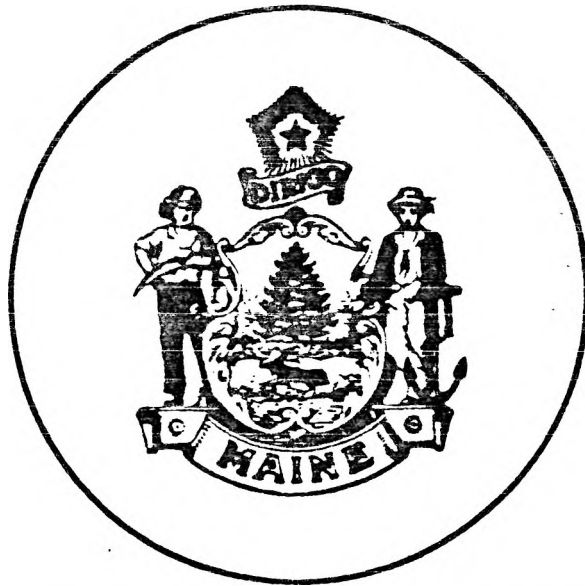
John H. Leasure

Follow this and additional works at: https://digitalmaine.com/bgs_docs

State of Maine

Multi-use Storage Building

Augusta, Maine

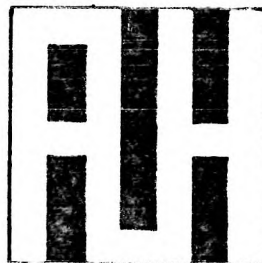


John H. Leasure, Architect

19 Commercial Street

Portland, Maine 04101

207-772-6100



Aliberti, LaRoche & Hodson

Engineering Corporation, Inc.

436 Main Street

Lewiston, Maine 04240 207-783-2058

JOHN H. LEASURE ARCHITECT INC.
19 COMMERCIAL STREET
PORTLAND, MAINE 04101

ALIBERTI, LaROCHELLE & HODSON ENGINEERING CORP. INC.
436 MAIN STREET
LEWISTON, MAINE 04240

November 24, 1982

Bureau of Public Improvements
State Office Building - Rm. 211
Augusta, Maine 04330

ATTN: Mr. Leighton Cooney, Director

RE: Multi-Use Storage Building

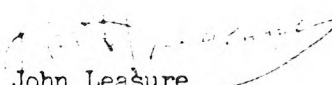
Dear Mr. Cooney:

Enclosed is a summary report on the above stated project which includes:

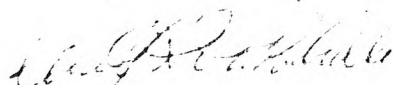
- Space Requirements by Departments
- Available State Owned Buildings
- Available Privately Owned Buildings
- New Construction on State Sites
- Summary

We will be available to discuss this summary report at your convenience.
Please let us know should you desire a meeting.

Very truly yours,


John Leasure

JOHN H. LEASURE ARCHITECT, INC.


Donald R. LaRochelle, P.E.

ALIBERTI, LaROCHELLE & HODSON
ENGINEERING CORP., INC.

DRL/k11

Enclosure

SPACE REQUIREMENTS BY DEPARTMENTS

DEPARTMENTAL INTERVIEW

<u>DEPARTMENT</u>	<u>PERSON INTERVIEWED</u>	<u>NO. OF SF REQUESTED</u>	<u>FIRE AND SECURITY LEVEL</u>	<u>RETRIEVAL FACTOR</u>	<u>REMARKS</u>
<u>MUSEUM</u>	<u>NORM PAYNE</u>	18,500 16' - 20' High	No sprinklers smoke/heat det. tied into Fire Dept. Need Spray Booth Volatile Stor. Rm. Conservation Lab	8 to 10 Times/Day	Three degrees of Stor. need con- trolled heat, humidity. Would like plat- form or met. Rack Staging <u>MUST BE EXPANDABLE</u>

<u>LAW LIBRARY</u>	<u>LYNN RANDALL</u>	8,000 7' High	No sprinkler Smoke/Heat Det. Tied into Fire Dept. Need to have keys in Fire Dept. Hands	2 to 3 Times/Day	All statutes Need State Mail Service on Regular basis Primarily bound volumes need work/ship room Want "Compact" stack system, if possible <u>MUST BE EXPANDABLE</u>
--------------------	---------------------	------------------	---	---------------------	--

open space for unshelved items

*lighting on shelves for read titles
no heat needed
incoming shipments secure & out of weather; level
more than just statutes
loading dock level w bed of french
curbs included in cost*

6x8 area

<u>CULTURAL</u>	<u>CAROLYN NOLAN</u>	6,680	Same as Museum	1/Day	Need Temp. and
<u>BLDG.</u>		16' High	(Smoke and Heat Det.)		humidity control
			Would like moist- ure detector		Will store map books, paper, records, talking book machs, etc.
			Special Chemical Storage		Need 6' Depth
<u>HUMAN</u>	<u>JOHN WAKEFIELD</u>	10,000	No sprinklers		Now renting 7000
<u>SERVICES</u>		16' High	Need smoke and heat Det. Special chemical storage		SF for sensitive computer forms
<u>ARCHIVES</u>	<u>SAM SILSEY</u>	18,000	Need Metal Racks	Contin-	Need security
		16' High	Don't mind sprinklers heat/smoke det.	uous	and easy access
			Tied into Fire Dept.		"Service All Depts" could be 50 degrees

ALL DEPARTMENT QUESTIONS:

Who pays energy costs incurred in new building?
 In what proportion?
 From what revenue?
 All need some kind of shelving, metal preferred.

AVAILABLE STATE OWNED BUILDINGS

A study was conducted on some existing State owned buildings in order to determine the following:

- The space available

- The condition of the structure

- The cost to renovate

- The cost to construct additions

A. REED AUDITORIUM (Stevens Center)

1.	Existing floor space rehab.....	13,875 sf.....	\$ 35,000
2.	Construct a second level in the gym area....	<u>7,500 sf.....</u>	<u>\$ 75,000</u>
	Total Area and Cost	21,375 sf.....	\$110,000

not good for gym rehab

3.	Add 2-story metal building and floor system (121 x 100 = 12,100 sf).....	<u>24,200 sf.....</u>	<u>\$480,000</u>
	Total Gross Area and Cost	45,575 sf.....	\$590,000

\$12.94/sf

B. AMHI (Campbell Barn)

1. Three (3) floors of existing building		
(Climate controlled).....	12,000 sf.....	\$240,000
(Bare).....	<u>11,250 sf.....</u>	<u>\$112,000</u>
Total Area and Cost	23,250 sf.....	\$352,000
2. Add 2-story addition to one side		
(100 x 155 = 15,500 sf x 2).....	31,000 sf.....	\$620,000
3. Add 2-story addition to one side		
(50 x 155 = 7,750 sf x 2).....	<u>15,500 sf.....</u>	<u>\$310,000</u>
Total Gross Area and Cost	69,750 sf.....	\$1,280,000
		\$18.35/sf

Alternate

1. Existing.....	23,250 sf.....	\$352,000
2. Add 2-story addition (50 x 155).....	<u>15,500 sf.....</u>	<u>\$310,000</u>
Total Gross Area and Cost	38,750 sf.....	\$662,000
		\$17.08/sf

AVAILABLE PRIVATELY OWNED BUILDING

The following is a list of privately owned building which are available in the Augusta area. The listing indicates the name of the building, the floor area in square feet, and the asking price for the property.

<u>NAME</u>	<u>AREA</u>	<u>PRICE</u>
1. Capital Tennis	45,600 s.f.	\$ 800,000
2. Former Digital	60,000 s.f.	2,400,000
3. Digital	30,000 s.f.	1,000,000
4. Diamond International	17,280 s.f.	825,000
5. Truit Building	34,500 s.f.	700,000
6. Lipmann's Poultry	92,727 s.f.	721,000
7. Coca Cola	18,000 s.f.	171,000

NEW CONSTRUCTION ON STATE OWNED LAND

A study was conducted on the subject of erecting a new building on various parcels of land which the State of Maine may presently own.

A. THE REAR OF THE PRESENT CULTURAL BUILDING

The sloping site which is located at the rear of the Cultural Building would allow the construction of a multi-story structure which would be attached to the main building. This would allow for easy access and be centrally located.

1. Five (5) stories (100 x 200) plus elevator.....100,000 sf...\$3,800,000

If phased one floor at a time.....20,000 sf = \$ 800,000

B. NEW METAL BUILDING

Constructing a new building of a pre-engineered design located on any State of Maine owned site.

(Assume \$35/sf) 16,000 sf.....\$ 550,000

CONCLUSIONS

As a result of interviews conducted with each department requiring additional space for storage, a total area required was determined to be approximately 67,000 sf. It would also be required that some 5,000 sf have a climate controlled atmosphere.

Reviewing the existing properties which are available in the Augusta area, all the buildings have an asking price which is well beyond the \$600,000 budgeted for this project. There may be room for negotiation on any of these, but this report only lists the asking prices as carried by the real estate agents.

New construction on state of Maine owned site was considered, but the cost of construction exceeds the budget available and does not provide sufficient square footage to meet the State's requirements.

The only conclusion that can be reached is that existing State of Maine owned properties could be modified, and added to, in order to meet some of the stated storage requirements. There appears to be two sites which meet these requirements, one is the Reed Auditorium at the Stevens Center in Hallowell, and other being the Campbell Barn at the AMHI Facilities across the Kennebec Reive from the Capital Complex.

See the enclosed summary sheet for all comparisons.

STATE STORAGE BUILDING

NOV. 1906

SPACE REQ'D BY DEPARTMENTS:

MUSEUM	18,500 SF
LAW LIBRARY	8,000 SF
CULTURAL BLDG.	6,680 SF
HUMAN SRV.	15,400 SF
ARCHIVES	18,000 SF

SITES REVIEWED:

	SITE LOCATION	SF AVAILABLE	DISTANCE FROM CAPITOL	COST OF CONSTRUCTION OR ACQUISITION	REMARKS
STATE OWNED	AMHI-CAMPBELL BARN	38,750.	2.3 MILES	\$662,000.-	
	AMHI-PURCHASING Bldg.	69,750.	2.3 MILES	\$1,280,000.-	ADD SECOND FLOOR.
	REGD AUDITORIUM	45,575.	1.2 MILES	\$590,000.-	EST. REHAB COST INCL
	LAND ANYWHERE (OWNED)	16,000	-	\$550,000.-	METAL BLDG. COST.
	LAND @ REAR-CULTURAL Bldg.	100,000.	-	\$3,800,000.-	'PHASED' 20 ⁿ SF = \$800,000.
PRIVATELY OWNED	CAPITOL TENNIS	45,600		\$800,000.-	
	FORMER DIGITAL Bldg.	60,000.		\$2,400,000.-	
	DIGITAL	30,000.		\$1,000,000.-	
	DIAMOND INTERNATIONAL	17,280.		\$825,000.-	
	TRUITT Bldg.	34,500.	6 MILES	\$700,000.-	
	LIPMANN POULTRY CO.	92,727*±		\$721,000.-	5.99 ACRES LAND. * SOME SF UN- USABLE
	COCA COLA	18,000±		\$171,000.-	

SUMMARY:

SPACE REQUIRED	79,000/80,000 SF
BUDGET APPROX.	\$555,000. ⁰⁰
NEW ACQUISITION	\$700,000 TO \$2.4 Million.
REHAB/RENOVATE, ADD CONSTR.	REGD OR CAMPBELL BARN - \$13/SF OR \$17/SF (BOTH ARE EXPANDABLE!)

